

Bredfield Neighbourhood Plan

Site Assessment
Final Report

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Quality information

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Abbreviations used in the report

Abbreviation

BPC	Bredfield Parish Council
Ha	Hectare
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Policy Guidance (MHCLG)
SA	Sustainability Appraisal
SCDC	Suffolk Coastal District Council
SHLAA	Strategic Housing Land Availability Assessment

Executive Summary

Background

Selecting and allocating sites for new development is one of the most contentious aspects of neighbourhood planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and through process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The Neighbourhood Plan, which will cover the whole of Bredfield Parish in the district of Suffolk Coastal, is being prepared in the context of the emerging Local Plan Review and the existing Core Strategy and Development Management Policies and the existing Site Allocations and Area Specific Policies. Bredfield Parish Council intends to allocate sites for development in the Neighbourhood Plan.

Bredfield Parish Council has made good progress in starting to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. The adopted Site Allocations and Area Specific Policies (2017) states that Bredfield's housing requirement up to 2027 is 10 dwellings. The Neighbourhood Plan is expected to allocate sites to meet this requirement. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites from the Suffolk Coastal Strategic Housing Land Availability Assessment and sites emerging from the Local Plan Review.

Suffolk Coastal District Council assessed a number of sites in Bredfield through technical work (SHLAA and the emerging SA findings of the Issues and Options Consultation) to support the emerging Local Plan Review. This work has been reviewed, as well as Bredfield Parish Council's own site assessments, as part of AECOM's site assessment.

Site Appraisal Summary

The assessment has found that there are eight sites that are potentially suitable to meet the identified housing requirement through the Neighbourhood Plan, if the identified issues could be resolved or mitigated.

One of the sites is appropriate for allocation in the Neighbourhood Plan to meet the housing requirement (Site 459, Land Alongside Woodbridge Road). However as this site already has planning permission for 10 homes it is not *necessary* to allocate this site in the Neighbourhood Plan as it is already a "committed" development and therefore would count towards the housing requirement without being allocated in the Neighbourhood Plan. However, the Parish Council may choose to allocate this site to indicate support for housing in this location, and could also include policies in the plan to influence details of the development and to establish the site for housing if the planning permission is not implemented.

If the Parish Council choose to allocate additional sites, possibly as contingency sites in case the recent planning permission of site 459 is not implemented, seven of the remaining sites are considered potentially appropriate for allocation but have constraints that would need to be resolved or mitigated. Constraints include lack of safe pedestrian access, potential impacts on a listed building, departure from the historic form of the village and isolation from the Physical Limits Boundary, potential contamination from existing uses, potential impact on the open character of the surrounding countryside and power lines crossing the land.

Ten of the sites are not considered suitable for allocation. A number of these sites, even with being close to existing community facilities and services, do not have a safe pedestrian route to them, and the creation of one is not possible, therefore they are unsuitable for housing.

The site assessment therefore shows that there is one site suitable for allocation in the plan and a further nine sites that are potentially suitable for housing if further sites are required or which may be considered as contingency or reserve housing allocations.

1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Bredfield Neighbourhood Plan on behalf of Bredfield Parish Council. The work undertaken was agreed with the Parish Council and the Ministry of Housing, Communities and Local Government in January 2018.

The Neighbourhood Plan is being prepared in the context of the adopted Core Strategy and Development Management Policies (2013)¹, the adopted Site Allocations and Area Specific Policies (2017)² and the emerging Suffolk Coastal Local Plan Review³. The emerging Local Plan Review, which will cover the period up to 2036, will provide a framework for how future development across Suffolk Coastal will be planned and delivered.

The emerging Local Plan Review has just gone through Issues and Options consultation stage, which ended in October 2017. The emerging Local Plan Review will focus on strategic issues and priorities including the Council's overall strategy for where development should be located. It will also tackle issues that are of particular importance locally, such as affordable housing, and the preservation of a healthy, natural and attractive environment.

The emerging Local Plan Review is also important in setting the framework for the development of neighbourhood plans. Neighbourhood plans are required to be in conformity with the emerging Local Plan Review, as well as the adopted Core Strategy and adopted Site Allocations and Area Specific Policies, and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan Review to provide a clear overall strategic direction for development in Bredfield, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Figure 1 provides a map of the Bredfield Neighbourhood Area, which covers the parish of Bredfield. It is the intention of the Neighbourhood Plan Steering Group that the Plan will include allocations for housing.

Bredfield Parish Council has made good progress in starting to prepare the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. The adopted Site Allocations and Area Specific Policies (2017) states that Bredfield's housing requirement up to 2027 is 10 dwellings. These sites are to be allocated in the emerging Neighbourhood Plan. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that have been identified as potential candidates for housing in the Neighbourhood Plan, including sites from the Strategic Housing Land Availability Assessment and sites emerging from the Local Plan Review.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of Suffolk Coastal's adopted Core Strategy and emerging Local Plan Review; and from this pool of sites, which are the best sites to meet the objectives of the Neighbourhood Plan. In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

¹ Available here <http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Core-Strategy-and-DMP/SCDC-Local-Plan-July-2013.pdf>

² Available here <http://www.eastsuffolk.gov.uk/assets/Planning/Suffolk-Coastal-Local-Plan/Site-Allocations-and-Area-Specific-Policies/Adopted-Version-Sites-DPD-January-2017.pdf>

³ Available here <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

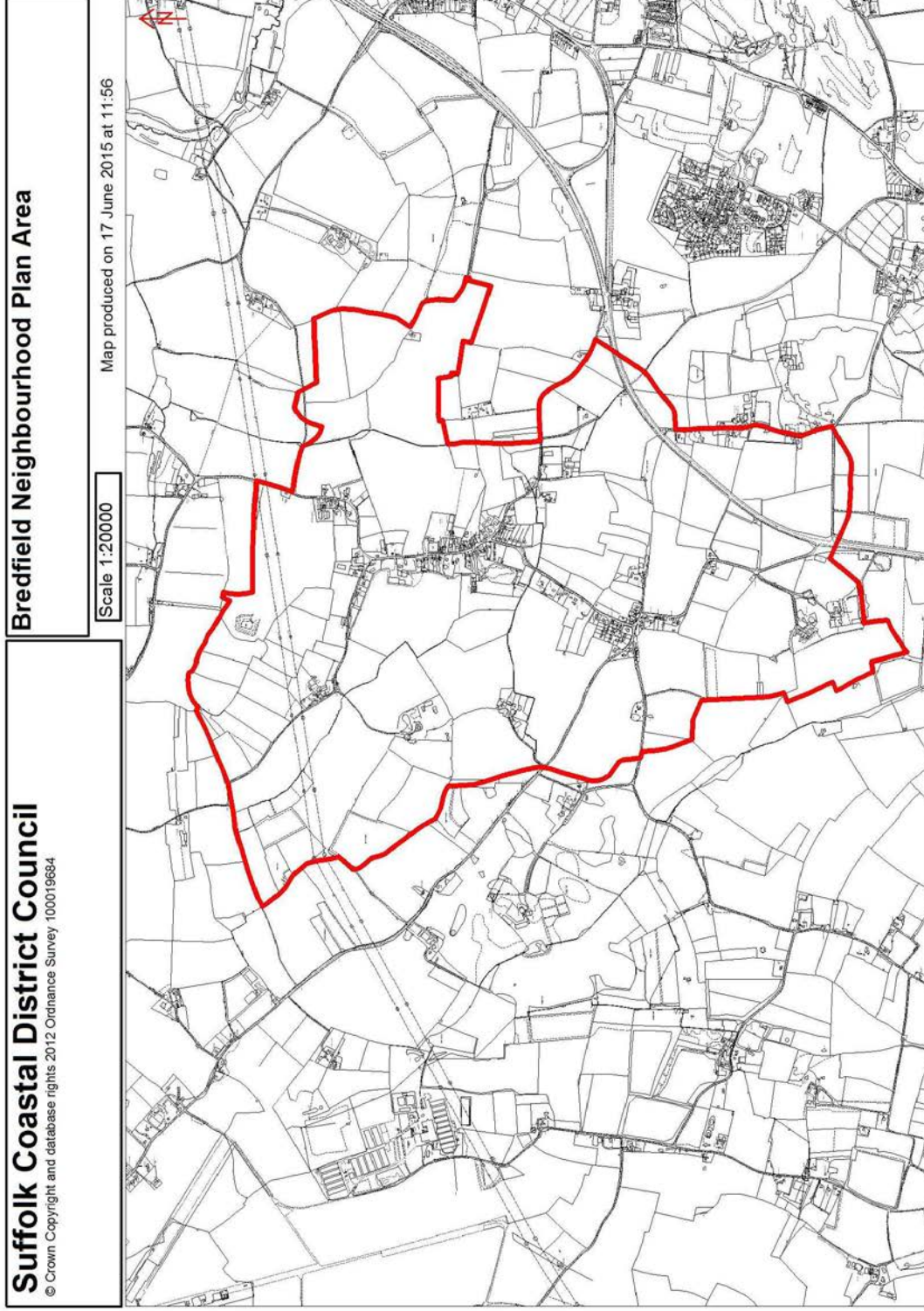


Figure 1 Bredfield Neighbourhood Plan Boundary

Source: Suffolk Coastal Council Website

1.2 Planning Policy and Evidence Base

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Local Plan, both emerging and adopted. The Local Plan evidence base also provides a significant amount of information about potential developments in Bredfield.

The key documents for Suffolk Coastal District Council planning framework include:

- Adopted Suffolk Coastal Core Strategy and Development Management Policies DPD, 2013;
- Adopted Suffolk Coastal Site Allocations and Area Specific Policies DPD, 2017;
- Saved Policies from the Suffolk Coastal Local Plan, as of 25th January 2018⁴;
- Emerging Local Plan Review Issues and Options Consultation Document, August 2017;
- Initial Sustainability Appraisal Site Assessments for the Issues and Options Consultation Document, August 2017⁵; and
- Suffolk Coastal Strategic Housing Land Availability Assessment, March 2014⁶.

1.2.1 Adopted Suffolk Coastal Core Strategy and Development Management Policies DPD (2013)

The policies of relevance to development in Bredfield include:

Strategic Policy SP2 Housing Numbers and Distribution – The Core Strategy will make provision for at least 7,900 new homes across the district in the period 2010 to 2027. Land for new homes will be distributed in accordance with the Settlement Hierarchy (SP19).

Strategic Policy SP19 Settlement Policy – Bredfield falls into the Local Service Centre settlement type. These are settlements providing a smaller range of facilities than Key Service Centres. Local Service Centres are expected to provide 17% of total proposed housing growth.

Housing allocations are considered suitable in the form of:

- Minor extensions to some villages which are consistent with their scale and character;
- Within the defined physical limits development as appropriate normally in the form of groups or infill; and
- Small scale developments within or abutting existing villages in accordance with the Community Right to Build or in line with Village Plans or other clearly locally defined needs with local support.

Strategic Policy SP27 Key and Local Service Centres – The strategy for these centres is to retain the diverse networks of communities, supporting and reinforcing their individual character. Housing allocations will be permitted within defined physical limits or where there is proven local support in the form of small allocations of a scale appropriate to the size, location and characteristics of the particular community. Promotion of a combination of open market and affordable housing in order to encourage and enable young and old the opportunity to remain within their local communities. Enable organic development to occur in respect of settlements where opportunities within defined physical limits are severely limited.

Development Management Policy DM10 Protection of Employment Sites – Permission for the change of use or redevelopment of existing sites with an employment use, including small sites, to a non-employment use will be granted if either:

- a) The applicant has clearly demonstrated there is no current or long term demand for the retention of all or part of the site for employment use with the same use class, for a mix of employment uses or for a mix of employment uses with other non-employment uses, excluding residential; or

⁴ Available at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/existing-local-plan/saved-policies/>

⁵ Available at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

⁶ Available at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/monitoring-information/strategic-housing-land-availability-assessment-shlaa/>

- b) There would be a substantial planning benefit in permitting alternative uses.

Proposals for change to residential use will only be considered where part (a) has been satisfied and only on sites within settlements that have a defined physical limits boundary.

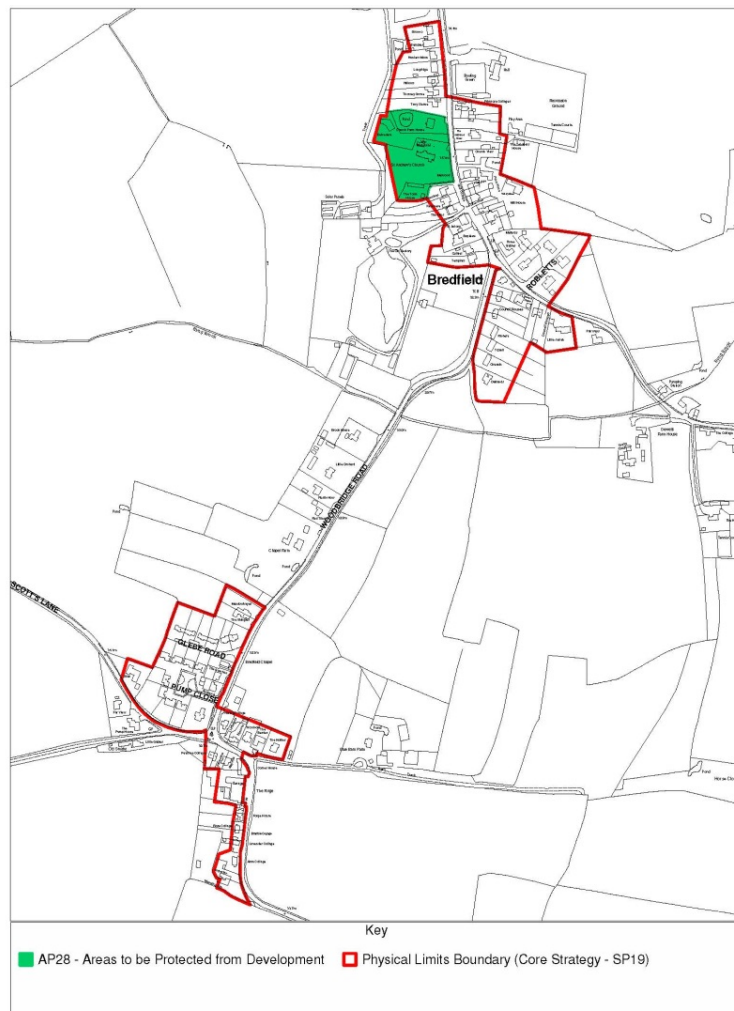
As a general guide across the district when assessing development schemes, 30 dph or below is considered low density; 40 dph medium density and 50+ dph as high density. On large scale developments, a mix of densities can be expected to be provided.

1.2.2 Adopted Suffolk Coastal Site Allocations and Area Specific Policies DPD (2017)

There are a number of parish and town councils preparing neighbourhood plans within the District. At the point of the Proposed Submission consultation several of these plans had made good progress and were covering a comprehensive range of policy issues. Therefore, this document does not include the following market towns and other parishes formally designated as neighbourhood areas for the purposes of preparing neighbourhood plans, including Bredfield.

Bredfield is expected to deliver 10 new houses between 2010 and 2027.

1.2.3 Saved Policies from the Suffolk Coastal Local Plan, as of 25th January 2018



Saved Policies Map A - Bredfield

Suffolk Coastal District Council

Scale 1:5000

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Figure 2 Saved Policies Map A - Bredfield

Source: Suffolk Coastal Council Website

AP28 Areas to be Protected from Development – Development will not normally be permitted where it would materially detract from the character and appearance of:

- i. Those areas identified on the Proposals Map (see **Figure 2**) to be protected from development, or further development; and
- ii. Other sites, gaps, gardens and spaces which make an important contribution in their undeveloped form to a Town or Village, its setting, character, or the surrounding landscape or townscape.

1.2.4 Emerging Local Plan Review Issues and Options Consultation Document (August 2017)

The Local Plan sets out the level of growth which needs to be planned in an area and identifies where that growth should be located and how it should be delivered. The Local Plan will also set out planning policies which the Council will use to determine planning applications in its area. The growth will be planned to be delivered over the period up to 2036.

The Local Plan will need to identify and allocate sufficient land for different types of development to accommodate the needs referred to in the document, such as housing, employment and retail. In response to the ‘call for sites’ consultation that the Council has undertaken in the past (most recently in 2016), a variety of sites have been submitted for consideration. The sites submitted in Bredfield are shown in **Figure 3** and **Figure 4**.

Potential land for development Bredfield (North)

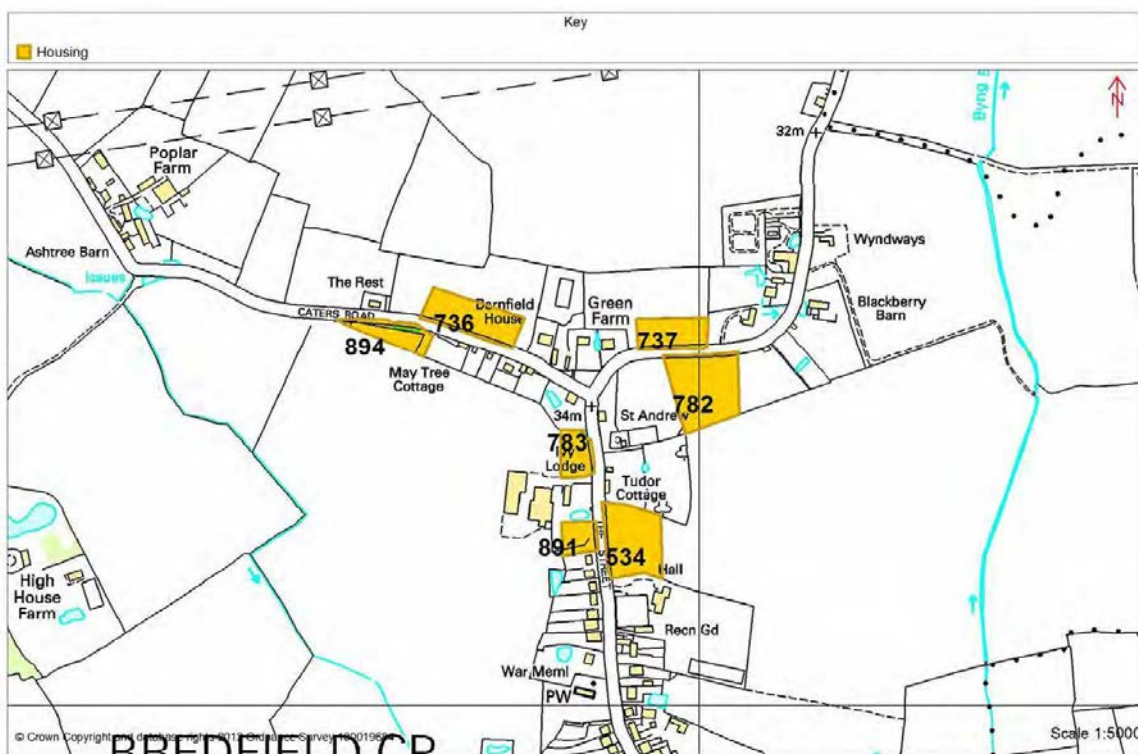


Figure 3 Potential land for development – Bredfield (North)

Source: Suffolk Coastal Council Website

Potential land for development Bredfield (South)

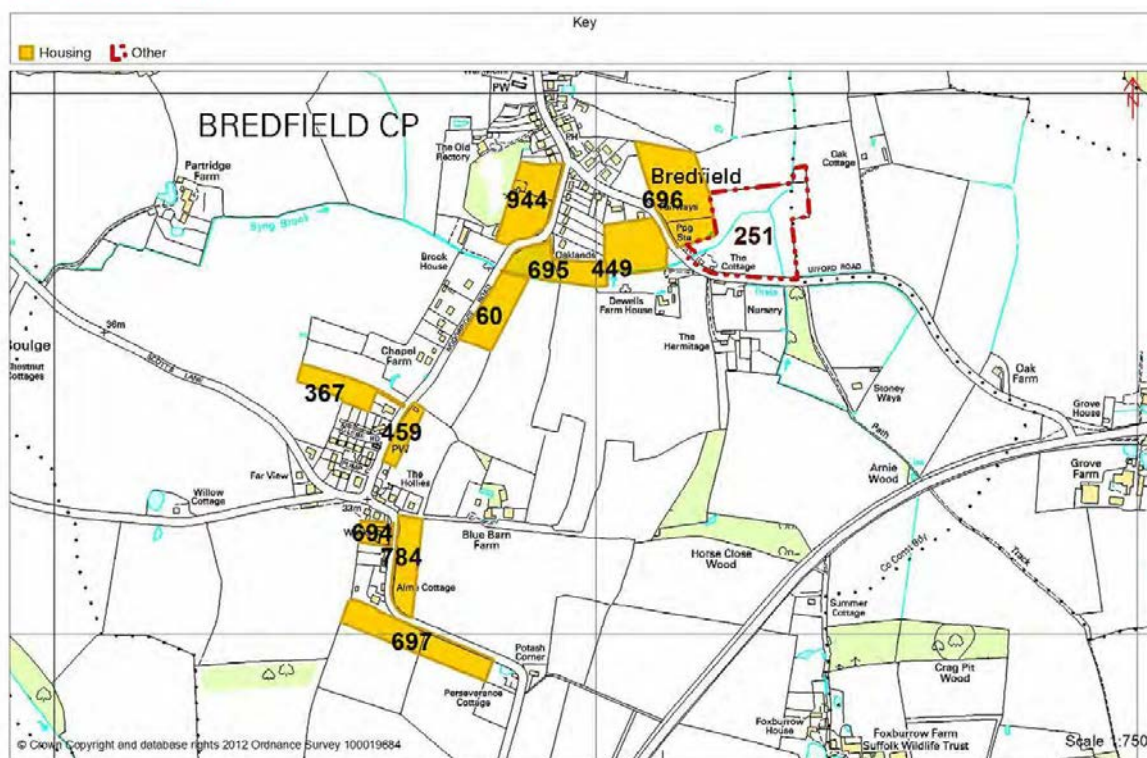


Figure 4 Potential land for development – Bredfield (South)

Source: Suffolk Coastal Council Website

1.2.5 Initial Sustainability Appraisal Site Assessments for the Issues and Options Consultation Document (August 2017)

Of the sites submitted in the Issues and Options Consultation Document, those with a site area of 0.25ha and above or with a capacity of 5 or more dwellings, have been subject to an initial Sustainability Appraisal (SA) assessment. At this stage, the Sustainability Appraisals are presented in draft form to help inform the Local Plan Issues and Options Consultation. The SA has assessed the sites using 19 SA objectives based on the following themes; population, housing, health and wellbeing, education, water, air, material assets (including soil), climate change and flooding, the coast and estuaries, cultural heritage and digital infrastructure.

1.2.6 Suffolk Coastal Strategic Housing Land Availability Assessment (March 2014)

Suffolk Coastal District Council have previously assessed a number of sites in Bredfield through the Strategic Housing Land Availability Assessment (SHLAA) (March 2014). The SHLAA considered a total of ten sites within the parish (eight sites were rejected and two were considered too small to be assessed).

2. Site Assessment Method

The approach to the site assessment is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and economic land availability assessment (March 2015)⁷ and Neighbourhood Planning (updated Feb 2018)⁸ the Neighbourhood Planning Site Assessment Toolkit⁹. These all encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).

In this context, the methodology for carrying out the site appraisal is presented below.

2.1 Task 1: Identify Sites to be included in the Assessment

The first task is to identify which sites should be considered as part of the assessment.

This included:

- All SHLAA sites identified in the 2014 SHLAA; and
- All sites identified in the Issues and Options Consultation Document (2017).

All sites included in the assessment are shown on **Figure 3** and **Figure 4**.

2.2 Task 2: Development of Site Appraisal Pro-Forma

A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and judgement of the AECOM team. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use; and
 - Site context and planning history.
- Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
- Availability (willingness of landowner to sell or develop the site)

2.3 Task 3: Complete Site Pro-Formas

The next task was to complete the site pro-formas. This was done through a combination of desktop assessment and review of the SHLAA, Issues and Options and the original Bredfield Neighbourhood Plan site assessment conclusions. The desktop assessment involved a review of the conclusions of the existing evidence and using other sources including google maps/ streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed.

2.4 Task 4: Consolidation of Results

A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no

⁷ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

⁸ <https://www.gov.uk/guidance/neighbourhood-planning--2>

⁹ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

constraints and are appropriate as site allocations, 'amber' for sites, which are potentially suitable if issues can be resolved and 'red' for sites, which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is **suitable, available and achievable**.

The conclusions of the SHLAA and Issues and Options Consultation Document were revisited to consider whether the conclusions would change as a result of the local criteria.

2.5 Indicative Housing Capacity

Where sites were previously included in the SHLAA, indicative housing capacity shown in this document has been used.

Where sites were included in the Issues and Options Consultation Document, indicative housing capacity shown in this document has been used.

Lower densities may be appropriate to apply to the sites in the Neighbourhood Plan than suggested in this report due to the rural nature of the settlement and the relatively low housing requirement of Bredfield. It is recommended that number of houses allocated per site is consistent with the existing densities of the village and appropriate for the context and setting, taking into account the site-specific characteristic and constraints.

3. Site Assessment

3.1 Identified Sites

In response to a 'call for sites' consultation for the emerging Local Plan Review that the Council undertook in 2016 a variety of sites have been submitted for consideration. These are shown below in **Table 3.1**.

Table 3.1 Sites Identified in the 2016 'Call for Sites'

Site Ref.	Site Address	Area (Ha)	Proposed Use	Yield (residential units)
60	Land opposite Little Orchard, Woodbridge Road	0.8	Residential	16
251	Land north of Ufford Road	2.9	Tourism	N/A
367	Land south of Chapel Farm, Woodbridge Road	0.6	Residential	12
449	Land between Woodbridge Road & Ufford Road	1.9	Residential	10
459	Land alongside Woodbridge Road	0.3	Residential	10
534	Land south of Tudor Cottage, East of The Street	0.6	Residential	10
694	Land west of Woodbridge Road	0.2	Residential	10
695	Land east of Woodbridge Road	0.9	Residential	15
696	Land east of Ufford Road	1.8	Residential	20
697	Land south of Woodbridge Road	1.3	Residential	20
736	The Green Farm, Caters Road	0.5	Residential	10
737	The Green Farm, Caters Road	0.3	Residential	7
782	Land opposite Bredfield Place, Dallinghoo Road	0.7	Residential	6
783	Land north of Ivy Lodge, The Street	0.2	Residential	4
784	Land between A12 & Woodbridge Road	0.8	Residential	12
891	Land in between Sirocco and Ivy Lodge	0.2	Residential	3
894	Land west of May Tree Cottage, Caters Lane	0.3	Residential	5
944	Land south of Templars, Bredfield	1.2	Residential	23

4. Summary of Site Appraisals

A number of sites were assessed to consider whether they would be appropriate for allocation in the Bredfield Neighbourhood Plan. These included sites considered in the Issues and Options Consultation for the Local Plan Review.

Table 4.1 sets out a summary of the site assessments. This includes the SHLAA conclusion regarding each SHLAA sites' 'developability', the summary of each site from the SA Site Assessment for the Issues and Options Consultation, and the conclusions of this Neighbourhood Plan site assessment.

The final column is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. Red indicates the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

All sites are considered to be available for development, as they were submitted through the Call for Sites in the Issues and Options Consultation.

The summary table shows that one of the sites is considered to be appropriate for allocation through the Neighbourhood Plan to meet the identified housing requirement. Seven of the sites are considered to be potentially suitable for allocation, but have some constraints that would need to be resolved or mitigated. The remainder of the sites are not considered suitable for allocation.

These constraints include the limited opportunities for a number of the sites to connect to an existing footway, potential impacts on listed buildings and the impact on the existing character of the village.

Table 4.1 should be read alongside the completed pro-formas presented in **Appendix A**.

Table 4.1: Bredfield Neighbourhood Plan Site Assessment Summary Table (AECOM)

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type /	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Red/ Amber/ Green Rating
60	Land opposite Little Orchard Woodbridge Road	0.8	Greenfield	Housing	16 from 2017 and Options Suffolk Coastal Local Plan Review SA)	Formerly Site 521. Found unsuitable because Anglian Water advice that there is no waste water treatment works capacity.	<ul style="list-style-type: none"> • Close to existing facilities and services within Bredfield. • Potential loss of high quality agricultural land. • Some surface water flood risk within the northern part of the site. • Site within 65m from a Grade II Listed Building. • No protected species on the site. • The site is not within or adjacent landscape designations. On the existing settlement edge. • 400 metres from a bus stop. 	<p>The key constraint to development here is impact on open countryside, which was one of the reasons the site to the north (695) had planning permission refused. This could also be seen as “ribbon development”, albeit the ribbon between two nodes of the same village. Ribbon development is discouraged in the Suffolk Landscape Character Assessment. Development here would also be contrary to the Physical Limits Boundary (Core Strategy – SP19), whereby sites are considered potentially suitable as housing allocations if they are within or abutting the village boundary.</p> <p>Suffolk County Council Highway officers have confirmed that it is likely the site could be connected to the existing footway so access looks possible.</p> <p>The site is potentially subject to surface water flood risk which would need to be mitigated if the site was proposed.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>	Red
251	Land of Ufford Road	2.9	Greenfield	Tourism	N/A	Formerly Site 804. Found unsuitable because the site is poorly related to the existing settlement, poor access and most of the site is within Flood Zone 2.	<ul style="list-style-type: none"> • Close to existing facilities and services within Bredfield. • Potential loss of high quality agricultural land. • Site not considered to be at risk of flooding. • No protected species on the site. • The site does not contain or is in close proximity to any heritage assets. • The site is not within or adjacent landscape designations. • Site has potential to deliver additional employment as part of a tourism development. 	<p>The SHLAA is correct (Issues and Options SA is incorrect) that majority of the site falls within Flood Zone 3 (not 2); therefore this site is not suitable for housing.</p> <p>However, it has been proposed for tourism uses in the SHLAA and had permission for tourism granted (DC/16/1186 and DC/18/0691). Therefore the Parish Council could allocate the site for tourism if they wish to support this permission.</p> <p>It is not located close to the services and amenities in the village and therefore may not be a suitable location for a high volume of car</p>	Amber

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Real/ Amber/ Green Rating
367	Land south of Chapel Farm, Woodbridge Road	0.6	Greenfield	Housing	12 from 2017 Issues and Options Suffolk Coastal Local Plan Review SA)	Formerly Site 931. Found unsuitable as the site is Back Land and has poor access.	<ul style="list-style-type: none"> • 400 metres from a bus stop. • Close to existing facilities and services within Bredfield. • Potential loss of high quality agricultural land. • Flood Zone 1 but surface water flooding within the site. • No protected species on the site. • Listed building 90m away the site's immediate setting. • The site is not within or adjacent landscape designations. • 400 metres from a bus stop. 	<p>trips. It is unlikely that the site could be connected to a footpath (confirmed by Suffolk County Council Highways officers) and development may impact on the local views and adjacent business.</p> <p>Site is potentially suitable for development and abuts the Physical Limits Boundary of the village; however development here would be a departure from the historic form of the village (linear, with housing fronting the road) and therefore is less suitable than other sites in the village.</p> <p>Safe access may be an issue and there is no footpath on one side of the road. Suffolk County Council Highways officers have concluded that there is a moderate chance of being able to connect to a footway.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>	Amber/ Green
449	Land between Woodbridge Road & Ufford Road	1.9	Greenfield	Housing	0	Not within the SHLAA.	<ul style="list-style-type: none"> • Close to existing facilities and services within Bredfield. • Potential loss of high quality agricultural land. • A large part of the east of the site is at risk of surface water flooding. Flood Zone 2 and 3 in South-East corner. • Grade II Listed Building 25m from the site. • The site is not within or adjacent to landscape designations. • 400 metres from a bus stop. 	<p>A small part of the south-eastern corner is within Flood Zone 3.</p> <p>There is existing access but this would need significant upgrade to accommodate development.</p> <p>There are no environmental designations within or adjacent to the site and development here would have limited landscape impact.</p> <p>The site is close to existing community facilities and services and abuts the Physical Limits Boundary of the village, however, lack of footpath means that safe pedestrian route to the village would not be possible; therefore this site is unsuitable for housing. Suffolk County Council Highways officers concluded that connection with a footway would only be viable if linked through site 695 (which has been found unsuitable in this assessment).</p>	Red
459	Land alongside Woodbridge	0.3	Greenfield	Housing	10 from 2017 Issues	Small part of the former Site OPP3. Found unsuitable because	<ul style="list-style-type: none"> • Close to existing facilities and services within Bredfield. • Flood Zone 1 but surface water flooding 	<p>The site currently has planning permission granted on it for 10 homes. Appropriate access</p>	Green

Site Ref. (Issues and options)	Site Address (Ha)	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Real/ Amber/ Green Rating
	Road				and Options Suffolk Coastal Local Plan Review SA)	Anglian Water advice that there is no waste water treatment works capacity.	<ul style="list-style-type: none"> on a significant part of the site. No protected species on the site. No heritage assets in close proximity to the site. The site is not within or adjacent landscape designations. 400 metres from a bus stop. 	<p>is proposed in the planning permission. The site abuts the Physical Limits Boundary and is suitable for small scale housing allocations in accordance with Strategic Policy SP19.</p> <p>It is not necessary to allocate the site in the Neighbourhood Plan as it already has planning permission; However, it is possible to allocate the site to indicate support for housing in this location, to influence details of the development and to establish the site for housing if the planning permission is not implemented. It would also be possible to allocate the site in case the planning permission lapses and the development remains unbuilt, the Parish Council however in this instance would need to be able to demonstrate that development on the site was viable and deliverable.</p> <p>Suffolk County Council Highways officers have concluded that if the frontage was removed, the existing very narrow footway could be widened.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>	
534	Land south of Tudor Cottage, East of The Street	0.6	Greenfield	Housing	10 (taken from the 2017 Issues and Options Suffolk Coastal Plan Review SA)	Formerly Site 780c. Found unsuitable because Anglian Water advice that there is no waste water treatment works capacity.	<ul style="list-style-type: none"> Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Site not considered to be at risk of flooding. No protected species on the site. Site 10m from a Grade II listed building. The site is not within or adjacent landscape designations. Site bounded by hedgerows. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	<p>The site is considered potentially suitable for allocation. The site abuts the Physical Limits Boundary, whereby it could be potentially considered to be suitable for small scale housing allocations in accordance with Strategic Policy SP19. However as a previous planning application was dismissed at Appeal because of the impact development could have on the adjacent Tudors Cottage listed building, it is recommended that the site is allocated for a smaller number of homes and that the development is designed to minimise impact on the adjacent listed building.</p> <p>There are also a number of constraints that would need to be resolved or mitigated including:</p>	

Bredfield Neighbourhood Plan

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Red/ Amber/ Green Rating
694	Land west of Woodbridge Road	0.2	Brownfield	Housing	10 from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)	Not within the SHLAA.	No SA as considered below the threshold.	<ul style="list-style-type: none"> Power lines and transformers. The power line would reduce the developable area of the site. Alternatively this could be relocated but the cost would affect the viability of the site; Safe vehicular and pedestrian access (although SCC Highways officers have confirmed that the site can be connected to an existing footway); and Waste water capacity may affect timescales for development. <p>The site is considered potentially suitable for allocation. It is an existing brownfield site within the Physical Limits Boundary (Core Strategy - SP19) of the village, with existing access, no environmental or heritage designations and development here would have little impact on the landscape.</p> <p>However, consideration would be needed on possible contamination on site due to the existing use. Policy DM10 of the Core Strategy (2013) states that the change of use of employment to residential has to meet certain specifications. This affects the development potential of the site for housing. If loss of a local business is felt to be an issue, an alternative location for business use could be identified and allocated, if there was evidence that a business use would be taken up. This should be discussed with SDCD.</p> <p>There is also a possibility that access and pedestrian safety may not be acceptable. Suffolk County Council officers have confirmed that there is a low likelihood of being able to connect to an existing footway because of the pinch point on the bend to the north of the site. Waste water treatment works capacity may affect timescales for development.</p>	
695	Land east of Woodbridge Road	0.9	Greenfield	Housing	0	Not within the SHLAA.	<ul style="list-style-type: none"> Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural 	<p>The site abuts the Physical Limits Boundary (Core Strategy - SP19) of the village, but is considered unsuitable for allocation. A recent</p>	

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Red/ Amber/ Green Rating
							land. <ul style="list-style-type: none"> A large part of the east of the site is at risk of surface water flooding. Flood Zone 2 and 3 in South-East corner. The eastern part of the site is woodland so may be of biodiversity interest. Site 25m from a Grade II Listed Building. The site is not within or adjacent landscape designations. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	planning application, that went to appeal, was rejected on the basis that development here would significantly harm the character and appearance of the area. Any access and potential development would result in the loss of established woodland. Additional constraints to development include powerlines and a Public Right Of Way, which runs through the site.	
696	Land east of Ufford Road	1.8	Greenfield	Housing	0	Not within the SHLAA.	<ul style="list-style-type: none"> Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Within Flood Zone 1 but risk of surface water flooding at south end of site. No records of protected species within the site. No heritage designations on or adjacent to the site. The site is not within or adjacent landscape designations. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	The site is well located for village facilities, however the site relates poorly to the village as it is not contiguous to the existing built form and Physical Limits Boundary (Core Strategy - SP19) of the settlement. In addition to this, Suffolk County Council Highways officers have concluded that there is a low chance of being able to connect the site to a footway due to narrow verges and constrained roadway. There also appear to be power lines running through the site which may constrain development.	
697	Land south of Woodbridge Road	1.3	Greenfield	Housing	0	Not within the SHLAA.	<ul style="list-style-type: none"> Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Within Flood Zone 1 but risk of surface water flooding in the centre/east of the site. BAP protected species recorded on the site – brown hare. No heritage designations on or adjacent to the site. The site is not within or adjacent landscape designations. The land is flat agricultural land bounded by hedgerows and is not especially prominent in the wider landscape. 	Although the site abuts the village and Physical Limits Boundary, it is considered unsuitable for allocation. It would constitute unsustainable "ribbon development"; there is no safe pedestrian access (confirmed by Suffolk County Council Highways officers) and it is within a BAP designation for protected species and as a result would affect biodiversity.	

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Real/ Amber/ Green Rating
736	The Green Farm, Caters Road	0.5	Greenfield	Housing	10 from 2017 Issues and Options Suffolk Coastal Local Plan Review SA)	Not within the SHLAA.	<ul style="list-style-type: none"> 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Site not considered to be at risk of flooding. No records of protected species within the site. Lords Waste Grade II Listed Building close to the site but it is not considered to be in the site's immediate setting. The site is not within or adjacent landscape designations. The site is bounded by hedgerows. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	There is no existing pavement and therefore no safe pedestrian route between the site and village facilities. Suffolk County Council Highways officers have confirmed it is very unlikely that a connection could be made with an existing footway due to the long distance and narrow verges. The site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.	
737	The Green Farm, Caters Road	0.3	Greenfield	Housing	0	Not within the SHLAA.	<ul style="list-style-type: none"> Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Site not considered to be at risk of flooding. No records of protected species within the site. Within the historic settlement core. The site is 40m from a Grade II Listed Building. The site is not within or adjacent landscape designations. The land is flat agricultural land bounded by hedgerows and is not especially prominent in the wider landscape. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	There is no existing pavement and therefore no safe pedestrian route between the site and village facilities (confirmed by Suffolk County Council Highways officers). It does not appear to be possible to create a safe pedestrian route and therefore this site is not suitable for development. The site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary. There also appear to be power lines running through the site which may constrain development.	
782	Land opposite Bredfield Place, Dallinghoo	0.7	Greenfield	Housing	0	Not within the SHLAA.	<ul style="list-style-type: none"> Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Site not considered to be at risk of 	There is no existing pavement and therefore no safe pedestrian route between the site and village facilities (confirmed by Suffolk County Council Highways officers). It does not appear to be possible to create a safe pedestrian route	

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Red/ Amber/ Green Rating
	Road						<p>flooding.</p> <ul style="list-style-type: none"> No records of protected species within the site. No heritage designations on or adjacent to the site. The site is not within or adjacent landscape designations. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	<p>and therefore this site is not suitable for development.</p> <p>The site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>	
783	Land north of Ivy Lodge, The Street	0.2	Greenfield	Housing	4 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)	Formerly Site 780b. Not assessed as site below 0.25 hectares.	<p>No SA as considered below the threshold.</p>	<p>Site has no existing pedestrian access and a safe pedestrian route to village facilities and a vehicular access would need to be created.</p> <p>Suffolk County Council Highways officers have confirmed it is unlikely that the site could be connected to an existing footway. Impact on listed building could be minimised through design and landscaping.</p> <p>Site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>	
784	Land between A12 & Woodbridge Road	0.8	Greenfield	Housing	12 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)	Formerly Site 780e but site in issues and options double the size to site in SHLAA. Found unsuitable because of poor access and it is open character within the countryside.	<ul style="list-style-type: none"> Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Site not considered to be at risk of flooding. No records of protected species within the site. No heritage designations on or adjacent to the site. The site is not within or adjacent landscape designations. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	<p>The site is considered potentially suitable for allocation. The site abuts the Physical Limits Boundary and has potential to be suitable for small scale housing allocations in accordance with Strategic Policy SP19. The site is favourably located to services and facilities, however the open character of the site in the countryside does make it less suitable for development than other sites. There are no environmental or heritage designations on site and it is favourably located to services and facilities.</p> <p>Safe pedestrian access and vehicular access do not exist at present and would need to be created. Suffolk County Council Highways officers have confirmed it is feasible to connect</p>	

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Red/ Amber/ Green Rating
891	Land between Sirocco and Ivy Lodge	0.2	Greenfield	Housing	3 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)	Formerly Site 780. Not assessed as site below 0.25 hectares.	No SA as considered below the threshold.	<p>to an existing footway if the site meets/accesses track at northern edge.</p> <p>The site is considered potentially suitable for allocation. However the open character of the site in the countryside does make it less suitable for development than other sites.</p> <p>Waste water treatment works capacity may affect timescales for development.</p> <p>The site abuts the Physical Limits Boundary and is suitable for small scale housing allocations in accordance with Strategic Policy SP19, however the site has some minor constraints that would need to be mitigated.</p> <p>The site has no existing pedestrian access, and therefore a safe pedestrian route to village facilities and a vehicular access would need to be created. Suffolk County Council Highways officers have confirmed that it is feasible to connect to an existing footway if the site opposite (534) provides footway along frontage.</p> <p>Mitigation would be needed for the nearby Listed Building and a Phase 1 Habitat Survey would be needed to ensure minimal loss of existing ecology on site.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>	
894	Land west of May Tree Cottage, Caters Lane	0.3		Housing	0	Formerly Site 780d. Found unsuitable because the site is poorly related to existing settlement and has poor access.	<ul style="list-style-type: none"> • Close to existing facilities and services within Bredfield. • Potential loss of high quality agricultural land. • Site not considered to be at risk of flooding. • No records of protected species within the site. • Lords Waste Grade II Listed Building close to the site but it is not considered to be in the site's immediate setting. • The site is not within or adjacent landscape designations. 	<p>The site is not well related to the settlement and has poor access. There is no safe pedestrian route (confirmed by Suffolk County Council Highways officers). The site is therefore not suitable for allocation.</p> <p>Site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p>	

Site Ref. (Issues and options)	Site Address	Area (Ha)	Site type (Greenfield / Brownfield)	Proposed Use	Capacity (residential units)	SHLAA Conclusion (March 2014)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Red/ Amber/ Green Rating
944	Land south of Templars, Bredfield	1.2	Greenfield	Housing	23 from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)	Formerly Site OPP2. Found unsuitable because Anglian Water advise that there is no waste water treatment works capacity.	<ul style="list-style-type: none"> The site is bounded by hedgerows. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. Close to existing facilities and services within Bredfield. Potential loss of high quality agricultural land. Site not considered to be at risk of flooding. No records of protected species within the site. The site is bounded by hedgerows. The Old Rectory, Grade-II listed building close to the site but it is not considered to be in the site's immediate setting. The site is not within or adjacent landscape designations. 600 metres from a bus stop and 5 miles from Woodbridge Railway Station. 	<p>The site abuts the Physical Limits Boundary and is potentially suitable for small scale housing allocations in accordance with Strategic Policy SP19, however the site has some minor constraints that would need to be mitigated. Impact on listed building to the north-east of the site would need to be considered.</p> <p>Development of the site would result in loss of high quality agricultural land.</p> <p>A smaller portion of the site than has been proposed would be recommended to reduce the impact on the village.</p> <p>Safe access and a safe pedestrian access would need to be created. Suffolk County Council officers have confirmed that it is likely that connection could be made with the existing footway network opposite.</p> <p>Waste water treatment works capacity may affect timescales for delivery of housing.</p>	Red

5. Conclusions

5.1 Site Assessment Conclusions

18 sites were assessed to consider whether they would be appropriate for allocation in the Bredfield Neighbourhood Plan to meet the identified housing requirement of 10 homes. These included sites that were submitted through Strategic Housing Land Availability Assessment (March 2014) and all sites identified in the Issues and Options Consultation Document (2017).

The site assessment should be viewed in the context of the adopted and emerging planning policy documents of Suffolk Coastal District Council. Bredfield is considered a Local Service Centre settlement type within the District of Suffolk Coastal. Local Service Centres are expected to provide 17% of total proposed housing growth. Bredfield specifically is expected to deliver 10 new houses between 2010 and 2027.

Table 4.1 sets out a summary of the site assessment and includes both the SHLAA conclusions (where applicable) and the conclusions of the SA Issues and Options Consultation Document (2017).

The assessment has found that there are ten sites that are potentially suitable to meet the identified housing requirement through the Neighbourhood Plan, if the identified issues could be resolved or mitigated.

One of the sites is appropriate for allocation in the Neighbourhood Plan to meet the housing requirement (Site 459, Land Alongside Woodbridge Road). However, as this site already has planning permission for 10 homes it is not *necessary* to allocate this site in the Neighbourhood Plan as it is already a “committed” development. However, the Parish Council may choose to allocate this site to indicate support for housing in this location, and could also include policies in the plan to influence details of the development and to establish the site for housing if the planning permission is not implemented.

Seven of the remaining sites are considered potentially appropriate for allocation but have constraints that would need to be resolved or mitigated. Constraints include lack of safe pedestrian access, potential impacts on a listed building, departure from the historic form of the village, potential contamination from existing uses, potential impact on the open character of the surrounding countryside and power lines crossing the land.

Ten of the sites are not considered suitable for allocation. A number of these sites, even with being close to existing community facilities and services, do not have a safe pedestrian route to them, and the creation of one is not possible, therefore they are unsuitable for housing.

The site assessment therefore shows that there is one site suitable for allocation in the plan and a further seven sites that are potentially suitable for housing if further sites are required or which may be considered as “contingency” housing allocations.

5.2 Next Steps

The next steps would be for the Neighbourhood Plan group to select the preferred site or sites to meet the approximate housing requirement of 10 dwellings. Assuming that the housing requirement of 10 homes is met through the recent permission of 10 homes on site 459, the group would not need to make any allocations in the neighbourhood plan, or it could choose to allocate this site only. However, it is advisable to allocate an additional site or sites to provide a 'buffer', in case the housing requirements increase or the allocated sites do not come forward for development.

The following sites are all potential candidates for allocation 534, 891, 944 or 694 as reserve or contingency sites, although for a smaller amount of development in each case than what has been proposed by the landowner. Although sites 367, 784 and 944 are appraised as potentially suitable for allocation, these three sites have significant constraints that make them less favourable for allocation than other sites.

The site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with Suffolk Coastal District Council;
- The extent to which the sites support the vision and objectives for the Neighbourhood Plan; and
- The potential for the sites to meet identified infrastructure needs of the community, including through Community Infrastructure Levy contributions¹⁰.

5.3 Site Allocations in the Neighbourhood Plan

Once the proposed site or sites for allocation have been selected, the group will need to decide how to present these in the Plan. There are a number of ways in which site allocations can be presented ranging from a basic plan showing the site boundary with an indication of the land use and quantum of development to a more detailed site development brief which stipulates additional requirements the development is expected to meet, such as the access arrangements, design, layout, heights and materials.

5.4 Viability

As part of the site selection process, it is recommended that the Steering Group discusses site viability with Suffolk Coastal District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Steering Group, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

¹⁰ Suffolk Coastal District Council adopted the CIL Charging Schedules in July 2015, available here <http://www.eastsuffolk.gov.uk/planning/community-infrastructure-levy/suffolk-coastal-community-infrastructure-levy-rates/>

Appendix A Completed Site Appraisal Pro-Formas

Site Assessment Proforma

General information	
Site Reference / name	60
Site Address (or brief description of broad location)	Land opposite Little Orchard, Woodbridge Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.8
SHLAA site reference (if applicable)	521
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No existing access. Site is adjacent to Woodbridge Road but site boundary is bounded by hedgerows. Access could be potentially created but would result in the loss of part of the hedgerows.
Is the site accessible? Provide details of site's connectivity	Site is 400m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.5km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Some potential flood risk	There are no policy or environmental designations within or adjacent to the site. However the Issues and Options SA (2017) notes that there is some surface water flood risk within the northern part of the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	No value	No protected species on the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>Development here could potentially encourage ribbon development between the two separate built up areas of Bredfield.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 3 agricultural land	Contains Grade 3 Good to Moderate Agricultural Land.

<i>Heritage considerations</i>		
Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Potential impact but mitigation should ensure impact is minimal.</p>	<p>Listed Building 0.09km to the south-west of the site. The Listed Building is currently screened by existing hedgerows on the site.</p>

<i>Community facilities and services</i>		
Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>

<i>Other key considerations</i>			
Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Limited	No protected species on the site according the Issues and Options SA findings (2017).	
Public Right of Way	Yes	A public right of way runs along the southern boundary.	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography:	Flat

Flat/ plateau/ steep gradient	
Coalescence: Development would result in neighbouring towns merging into one another.	No but would contribute to the two separate built up areas of Bredfield merging into one another
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by an agent in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	16 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>The key constraint to development here is impact on open countryside which was one of the reasons the site to the north (695) had planning permission refused. This could also be seen as "ribbon development", albeit the ribbon between two nodes of the same village. Ribbon development is discouraged in the Suffolk Landscape Character Assessment. Development here would also be contrary to the Physical Limits Boundary (Core Strategy – SP19), whereby sites are considered potentially suitable as housing allocations if they are within or abutting the village boundary.</p> <p>Suffolk County Council Highways officers have confirmed that it is likely the site could be connected to the existing footway so access looks possible.</p> <p>The site is potentially subject to surface water flood risk which would need to be mitigated if the site was proposed.</p> <p>Waste water treatment works capacity may affect timescales</p>

	for development.
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Site Assessment Proforma

General information

Site Reference / name	367
Site Address (or brief description of broad location)	Land south of Chapel Farm, Woodbridge Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.6
SHLAA site reference (if applicable)	931
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site planning history Have there been any previous applications for development on this land? What was the outcome?	None
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Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access is restricted to an unpaved singleway grass track. This would need considerable upgrade to accommodate development, which may be difficult because of the existing vegetation and narrow land space from Woodbridge Road to the main site area.
Is the site accessible? Provide details of site's connectivity	Site is 220m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.36km away.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p style="text-align: center;">Some potential flood risk</p>	<p>There are no policy or environmental designations within or adjacent to the site. However the Issues and Options SA (2017) notes that there is some surface water flood risk within the site.</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	<p style="text-align: center;">No value</p>	<p>The Issues and Options SA (2017) notes that there is no protected species on site.</p>
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible	<p style="text-align: center;">Medium sensitivity to development</p>	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is “a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin”. The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>Development here would be a</p>

		departure from the historic form of the village (linear, with housing fronting the road) and therefore is less suitable than other sites in the village.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 3 agricultural land	Contains Grade 3 Good to Moderate Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Limited or no impact or no requirement for mitigation	Listed Building 0.09km to the north-east of the site. However this is currently well screened from the site by vegetation.

Community facilities and services

Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	The site is favourably located with respect to the facilities and services of Bredfield.

Other key considerations

Are there any Tree Preservation Orders on the site?	None	No
What impact would development have on the site's habitats and biodiversity?	Limited	No protected species on the site according the Issues and Options SA findings (2017).
Public Right of Way	No	
Existing social or community value (provide details)	No	
Is the site likely to be affected by any of the following?	Yes	No
		Comments

Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by an agent in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>

<p>Potential housing development capacity:</p>	<p>12 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)</p>
<p>Key evidence for decision to accept or discount site.</p>	<p>The site is potentially suitable for development and abuts the Physical Limits Boundary of the village; however development here would be a departure from the historic form of the village (linear, with housing fronting the road) and therefore is less suitable than other sites in the village.</p> <p>Safe access may be an issue and there is no footpath on one side of the road. Suffolk County Council Highways officers have concluded that there is a moderate chance of being able to connect to a footway.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>

Site Assessment Proforma

General information	
Site Reference / name	449
Site Address (or brief description of broad location)	Land between Woodbridge Road & Ufford Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.9
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None in the last 20 years.			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Existing access restricted to a single unpaved track. Site is adjacent to Ufford Road but site boundary is bounded by hedgerows. Improved access could be potentially created but would result in the loss of hedgerows.
Is the site accessible? Provide details of site's connectivity	Site is 400m from a bus stop with services to Woodbridge and Ipswich. The A12 is 0.98km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Some small Flood Risk but only on small portion of site</p>	<p>There are no policy or environmental designations within or adjacent to the site.</p> <p>Very small portion of the site is within Flood Zone 3 on the south-eastern corner. This should not affect the potential for development. The Issues and Options SA (2017) notes that there is some surface water flood risk within the eastern part of the site. This would need to be taken into account of for any future development.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Potential value</p>	<p>The eastern part of the site has woodland so may be of biodiversity interest. A Phase 1 Habitat Survey will determine ecological value of site.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	<p>Medium sensitivity to development</p>	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>If development definitely includes the northern aspect of the site, then this would be adjacent to the existing built up area of the settlement and not encourage ribbon development.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 2 agricultural land</p>	<p>Contains Grade 2 Very Good Agricultural Land.</p>

<i>Heritage considerations</i>		
Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Potential impact but existing mitigation already in place</p>	<p>Listed Building 0.04km to the south-east of the site. The Listed Building is currently screened by existing hedgerows on the site which would be assumed to be retained if there is any development.</p>

<i>Community facilities and services</i>		
Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>

<i>Other key considerations</i>			
Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Unknown	The eastern part of the site has woodland so may be of biodiversity interest. A Phase 1 Habitat Survey will determine ecological value of site.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	<p>Gentle slope to the south and east</p>
<p>Coalescence: Development would result in neighbouring towns merging</p>	<p>No</p>

into one another.	
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	0
Key evidence for decision to accept or discount site.	<p>A small part of the south-eastern corner is within Flood Zone 3.</p> <p>There is existing access but this would need significant upgrade to accommodate development.</p> <p>The site is close to existing community facilities and services and abuts the Physical Limits Boundary of the village, however, lack of footpath means that safe pedestrian route to the village would not be possible; therefore this site is unsuitable for housing. Suffolk County Council Highways officers concluded that connection with a footway would only be viable if linked through site 695 (which has been found unsuitable in this assessment).</p>

Site Assessment Proforma

General information	
Site Reference / name	459
Site Address (or brief description of broad location)	Land alongside Woodbridge Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.3
SHLAA site reference (if applicable)	Small part of the site is within former Site OPP3
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>DC/16/3624/OUT – Outline planning application with all matters reserved. 10 Market homes plus access – Application Refused on 27th October 2016.</p>			

	<p>Reasons for refusal:</p> <ul style="list-style-type: none"> The site lies in the open countryside outside the defined physical limits of Bredfield where there is a presumption against new residential development in the interests of protecting the character and appearance of the landscape. The visibility splays required for the proposed access would require the loss of a substantial length of the attractive roadside which would be seriously detrimental to the rural character of the area and harmful in biodiversity terms. <p>However allowed at appeal on the 14th June 2017 (APP/J3530/W/16/3165412). Reasons for granting planning permission:</p> <ul style="list-style-type: none"> The Council are currently unable to demonstrate a five year housing land supply. There may be some potential for harm to biodiversity but the harm would be limited as the likelihood of protected species being present has not been demonstrated by the Council or interest parties and the appellant is proposed mitigation in the form of additional hedge planting and surveys. The proposal would not result in inherent harm to highway safety. Lack of five year housing land supply renders the housing policies of the development plan as out of date. The planning permission's impacts would not outweigh the benefits. The site can be tempered by a sensitive design to reduce impacts on the character of the local area. The development of the site would also appear as a natural extension of the built form of the village.
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Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No existing access but assumed access can be created because of approved planning permission.
Is the site accessible? Provide details of site's connectivity	Site is 400m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.18km away.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Some potential surface water flooding	<p>There are no policy or environmental designations within or adjacent to the site.</p> <p>The site is entirely within Flood Zone 1 but the Issues and Options SA (2017) notes that there is some surface water flood risk on the site. This would need to be taken into account of for any future development.</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Limited value	Issues and Options SA (2017) notes that there is no protected species on the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing	Medium sensitivity to development	The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils"

<p>landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>		<p><i>studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin".</i> The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. As there is existing development on the other side of Woodbridge Road and the site is adjacent to one of the existing built up areas of Bredfield, development on the site would be in conformity with the landscape strategy for the area.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 3 agricultural land</p>	<p>Contains Grade 3 Moderate/Good Agricultural Land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Any impact already mitigated</p>	<p>Listed Building 0.1km to the north of the site. The Listed Building is sufficiently screened from the site by vegetation.</p>

Community facilities and services

Question	Assessment guidelines	Observations and comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>The site is favourably located with respect to the facilities and services of Bredfield.</p>

Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>	<p>No</p>
<p>What impact would development have on the site's habitats and biodiversity?</p>	<p>None</p>	<p>Issues and Options SA (2017) notes that there is no protected species on the site.</p>
<p>Public Right of Way</p>	<p>None</p>	

Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>

The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	10 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>The site currently has planning permission granted on it for 10 homes. Appropriate access is proposed in the planning permission.</p> <p>The site abuts the Physical Limits Boundary and is suitable for small scale housing allocations in accordance with Strategic Policy SP19.</p> <p>It is not necessary to allocate the site in the Neighbourhood Plan as it already has planning permission; However, it is possible to allocate the site to indicate support for housing in this location, to influence details of the development and to establish the site for housing if the planning permission is not implemented. It would also be possible to allocate the site in case the planning permission lapses and the development remains unbuilt, the Parish Council however in this instance would need to be able to demonstrate that development on the site was viable and deliverable.</p> <p>Suffolk County Council Highways officers have concluded that if the frontage was removed, the existing very narrow footway could be widened.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>

Site Assessment Proforma

General information	
Site Reference / name	534
Site Address (or brief description of broad location)	Land south of Tudor Cottage, East of The Street
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.6
SHLAA site reference (if applicable)	Site 780c
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>DC/16/2748/OUT – Erection of 10 dwellings with associated parking. Formation of vehicular access – application refused on 16th September 2016 and appeal dismissed. Reason for dismissal:</p> <ul style="list-style-type: none"> The proposal would result in significant harm to the setting of 			

Tudor Cottage.

Suitability

Suitability

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>There is existing access but this is adjacent to an electricity pole so increasing this access may have viability issues. There is also existing access adjacent to Bredfield Village Hall which appears to be more adequate for any future development.</p>
<p>Is the site accessible? Provide details of site's connectivity</p>	<p>Site is 300m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.5km away.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No designations</p>	<p>There are no policy or environmental designations within or adjacent to the site.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Limited value</p>	<p>Issues and Options SA (2017) notes that there is no protected species on the site.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	<p>Medium sensitivity to development</p>	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is <i>"a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin"</i>. The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>Development here could potentially increase ribbon development within Bredfield. However this would not be a significant impact as there is existing development opposite the site.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	<p>Loss of Grade 2 agricultural land</p>	<p>Contains Grade 2 Very Good Agricultural Land.</p>

<i>Heritage considerations</i>		
Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some impact, and/or mitigation possible	A previous planning application was dismissed at Appeal because of the impact development could have on the adjacent Tudors Cottage listed building. Therefore it is recommended that the site is allocated for a smaller number of homes and that the development is designed to minimise impact on the adjacent listed building.

<i>Community facilities and services</i>		
Is the site, in general terms, close/accessible to local amenities such as (but not limited to):		Observations and comments
<ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	The site is favourably located with respect to the facilities and services of Bredfield.

<i>Other key considerations</i>			
Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	None	Issues and Options SA (2017) notes that there is no protected species on the site.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No but the western boundary has an electricity line running alongside it which may make access difficult on this boundary.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat

Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	10 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>The site is considered potentially suitable for allocation. The site abuts the Physical Limits Boundary, whereby it could be potentially considered to be suitable for small scale housing allocations in accordance with Strategic Policy SP19. However as a previous planning application was dismissed at Appeal because of the impact development could have on the adjacent Tudors Cottage listed building, it is recommended that the site is allocated for a smaller number of homes and that the development is designed to minimise impact on the adjacent listed building.</p> <p>There are also a number of constraints that would need to be resolved or mitigated including:</p> <ul style="list-style-type: none"> Power lines and transformers. The power line would reduce the developable area of the site. Alternatively this could be relocated but the cost would affect the viability of the site; Safe vehicular and pedestrian access (although SCC Highways officers have confirmed that the site can be connected to an existing footway); and

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| | <ul style="list-style-type: none">• Waste water capacity may affect timescales for development. |
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Site Assessment Proforma

General information	
Site Reference / name	694
Site Address (or brief description of broad location)	Land west of Woodbridge Road
Current use	Light industrial
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield <input type="checkbox"/>	Brownfield <input checked="" type="checkbox"/>	Mixture <input type="checkbox"/>	Unknown <input type="checkbox"/>
	Site planning history Have there been any previous applications for development on this land? What was the outcome?			
		None.		

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is existing adequate access to the site due to the existing industrial buildings on site.
Is the site accessible? Provide details of site's connectivity	Site is 200m from a bus stop with services to Woodbridge and Ipswich. The A12 is 0.95km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No designations	There are no policy or environmental designations within or adjacent to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Limited value	Due to the site's existing built up nature, ecological value is limited.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Low sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>Due to the site's existing built up nature, housing development here would not negatively impact the landscape.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 3 agricultural land	Contains Grade 3 Good/Moderate Agricultural Land.

Heritage considerations		
Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	No impact	The site is not within or adjacent to any heritage assets.

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	None	Existing development on site indicates few existing site habitats and biodiversity.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Possibly due to existing light industrial use on site.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Power lines run along the western boundary which may need consideration.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	10 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>The site is considered potentially suitable for allocation. It is an existing brownfield site within the Physical Limits Boundary (Core Strategy - SP19) of the village, with existing access, no environmental or heritage designations and development here would have little impact on the landscape.</p> <p>However, consideration would be needed on possible contamination on site due to the existing use. Policy DM10 of the Core Strategy (2013) states that the change of use of employment to residential has to meet certain specifications. This affects the development potential of the site for housing.</p> <p>There is also a possibility that access and pedestrian safety may not be acceptable. Suffolk County Council officers have confirmed that there is a low likelihood of being able to connect to an existing footway because of the pinch point on the bend to the north of the site.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>

Site Assessment Proforma

General information	
Site Reference / name	695
Site Address (or brief description of broad location)	Land east of Woodbridge Road
Current use	Woodland and agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.9
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>DC/16/2347/FUL – Development of 9no dwellings and associated vehicular access – Application refused 16th September 2016 – Appeal dismissed because:</p> <ul style="list-style-type: none"> Inspector dismissed the applicant's argument that the Local 			

- Authority cannot prove a five year housing supply.
- The proposal would significantly harm the character and appearance of the area.

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is no existing vehicular access to the site. Any access created would result in the loss of trees which may not be suitable.
Is the site accessible? Provide details of site's connectivity	Site is 200m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.5km away.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	Some potential flood risk	<p>There are no policy or environmental designations within or adjacent to the site.</p> <p>The Issues and Options SA (2017) notes that a large part of the east of the site is at risk of surface water flooding.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Limited value	The western half of the site is woodland, therefore ecological value potential is quite high.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>Even though the site is adjacent to the existing built up area of Bredfield, development here would contribute to a ribbon settlement pattern, which is discouraged within the Landscape Character Assessment for Suffolk.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

<i>Heritage considerations</i>		
Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No impact	The site is not within or adjacent to any heritage assets.

<i>Community facilities and services</i>		
Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>

<i>Other key considerations</i>			
Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Likely	The western half of the site is woodland, therefore impact on habitats and biodiversity likely. A Phase 1 Habitat Survey would determine this.	
Public Right of Way	Yes	A PROW runs through the site alongside the woodland.	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines run through the site which may need relocating for development.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	Slight slope south to east

Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	0
Key evidence for decision to accept or discount site.	<p>The site abuts the Physical Limits Boundary (Core Strategy - SP19) of the village, but is considered unsuitable for allocation. A recent planning application, that went to appeal, was rejected on the basis that development here would significantly harm the character and appearance of the area.</p> <p>Any access and potential development would result in the loss of established woodland. Suffolk County Council Highways officers have confirmed that there is a low likelihood of connecting to an existing footway because of the narrow verges. Additional constraints to development include powerlines and a Public Right Of Way which runs through the site</p>

Site Assessment Proforma

General information	
Site Reference / name	696
Site Address (or brief description of broad location)	Land east of Ufford Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.8
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Planning permission on site: C/11/0066 – Erection of grain store: details of the siting, design and external appearance of the building – Approved at appeal on the 26th July 2011.</p>			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is existing access to the site off Ufford Road, which has good potential to be upgraded due to lack of hedgerows on this boundary.
Is the site accessible? Provide details of site's connectivity	Site is 300m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.0 km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Some potential flood risk	<p>There are no policy or environmental designations within or adjacent to the site.</p> <p>The Issues and Options SA (2017) notes that there is some risk of surface water flooding at the south end of the site.</p>
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Limited value	The Issues and Options SA (2017) notes that there is no protected species within the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible	Medium sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>The site would not constitute as ribbon development, although there is a green space between the site and Bredfield.</p>
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations		
Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	No impact due to existing mitigation	There is a Listed Building 0.07km to the south of the site. However this is well screened from the site by established hedgerows/trees.

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Unlikely	Due to the site being a working field, impact on existing habitats and biodiversity is not considered likely.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines run through the site which may need relocating for development.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Gentle slope to the south
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	The site is larger than what the housing need is for Bredfield, and development of the whole of the site would significantly increase the size of Bredfield.

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	0
Key evidence for decision to accept or discount site.	<p>The site is considered unsuitable for allocation.</p> <p>The site is well located for village facilities, however the site relates poorly to the village as it is not contiguous to the existing built form and Physical Limits Boundary (Core Strategy - SP19) of the settlement. In addition to this, Suffolk County Council Highways officers have concluded that there is a low chance of being able to connect the site to a footway due to narrow verges and constrained roadway. There also appear to be power lines running through the site which may constrain development.</p>

Site Assessment Proforma

General information	
Site Reference / name	697
Site Address (or brief description of broad location)	Land south of Woodbridge Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.3
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None relevant.			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No existing access. Access would result in the loss of hedgerows. However the road is adjacent to Woodbridge Road so there is a good potential for access.
Is the site accessible? Provide details of site's connectivity	Site is 400m from a bus stop with services to Woodbridge and Ipswich. The A12 is 0.73 km away.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Some potential flood risk	<p>There are no policy or environmental designations within or adjacent to the site.</p> <p>The Issues and Options SA (2017) notes that there is some risk of surface water flooding at the centre/east end of the site.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	High value	The Issues and Options SA (2017) notes that the site is within a Biodiversity Action Plan (BAP) area for protected species recorded on the site – brown hare.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>Development on the whole site would constitute as ribbon development, which is discouraged in the Landscape Character Assessment for Suffolk.</p> <p>The Issues and Options SA (2017) notes that the site is relatively flat land that is not especially prominent in the wider landscape.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	No impact	There are no heritage designations or assets within close proximity to the site.

Community facilities and services

Question	Assessment guidelines	Comments
<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>

Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Likely	The BAP designation means that development would likely have an impact on the site's habitats and biodiversity.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	Flat

Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	The site is larger than what the housing need is for Bredfield, and development of the whole of the site would significantly increase the size of Bredfield.

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	0
Key evidence for decision to accept or discount site.	Although the site abuts the village and Physical Limits Boundary, it is considered unsuitable for allocation. It would constitute unsustainable “ribbon development”; there is no safe pedestrian access (confirmed by Suffolk County Council Highways officers) and it is within a BAP designation for protected species and as a result would affect biodiversity.

Site Assessment Proforma

General information	
Site Reference / name	736
Site Address (or brief description of broad location)	The Green Farm Caters Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.5
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None relevant.			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No existing access. Access would result in the loss of hedgerows.
Is the site accessible? Provide details of site's connectivity	Site is 700m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.84 km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Low value	The Issues and Options SA (2017) notes that there are no records of protected species within the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible	Medium sensitivity to development	The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is <i>"a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin"</i> . The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. Development here would not add to ribbon development as the site is adjacent to existing houses and there is also existing development opposite the site.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations		
Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or	Potential impact that would need mitigating against	Listed Building 0.04km to the west of the site. There is existing screening, but this would

<p>assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		<p>need to be reinforced to mitigate against potential impact on the setting of the listed building.</p>
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Likely	Mature hedgerows, that would need to be removed for access, may have existing biodiversity potential.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	10 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>There is no existing pavement and therefore no safe pedestrian route between the site and village facilities. Suffolk County Council Highways officers have confirmed it is very unlikely that a connection could be made with an existing footway due to the long instance and narrow verges.</p> <p>The site is also adjacent to a Listed Building which would need additional screening from the site if it is developed.</p> <p>The site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p>

Site Assessment Proforma

General information	
Site Reference / name	737
Site Address (or brief description of broad location)	The Green Farm, Caters Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.3
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None relevant.			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is existing access but this is restricted to a single unpaved track. This would need to be considerably upgraded to accommodate development which would result in the loss of some vegetation.
Is the site accessible? Provide details of site's connectivity	Site is 650m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.84 km away.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Low value	The Issues and Options SA (2017) notes that there are no records of protected species within the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>Development here would not add to ribbon development as the site is adjacent to existing houses.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	Potential impact but existing mitigation is already in place	Listed Building 0.06km to the east of the site. Existing vegetation provides extensive screening which should be sufficient as

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		mitigation for any future development on the site.
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Unknown	Unlikely as the site is agriculture, but a Phase 1 Habitat Survey would be able to confirm this.	
Public Right of Way	Adjacent	A PROW runs along the western boundary.	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines run through the centre of the site. This may need to be relocated for development which may have viability consequences.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	0
Key evidence for decision to accept or discount site.	<p>There is no existing pavement and therefore no safe pedestrian route between the site and village facilities (confirmed by Suffolk County Council Highways officers). It does not appear to be possible to create a safe pedestrian route and therefore this site is not suitable for development.</p> <p>There also appear to be power lines running through the site which may constrain development.</p> <p>The site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p>

Site Assessment Proforma

General information	
Site Reference / name	782
Site Address (or brief description of broad location)	Land opposite Bredfield Place, Dallinghoo Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.7
SHLAA site reference (if applicable)	Not within the SHLAA
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There is no existing access to the site. The site sits alongside a road (The Street) with young hedgerows on the boundary which indicate that potential access is possible.
Is the site accessible? Provide details of site's connectivity	Site is 650m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.84 km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Low value	The Issues and Options SA (2017) notes that there are no records of protected species within the site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible	Medium sensitivity to development	The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is <i>"a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin"</i> . The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. Development here would be separated from the built up area of the village as the site is surrounded on all sides by greenfield sites.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations		
Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more	Potential impact but	Listed Building 0.04km to the north-east of the

<p>of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>existing mitigation is already in place</p>	<p>site. Existing vegetation provides extensive screening which should be sufficient as mitigation for any future development on the site.</p>
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>None</p>	<p>No</p>	
<p>What impact would development have on the site's habitats and biodiversity?</p>	<p>Unknown</p>	<p>Unlikely as the site is agriculture, but a Phase 1 Habitat Survey would be able to confirm this.</p>	
<p>Public Right of Way</p>	<p>None</p>		
<p>Existing social or community value (provide details)</p>	<p>No</p>		
<p><i>Is the site likely to be affected by any of the following?</i></p>	<p>Yes</p>	<p>No</p>	<p><i>Comments</i></p>
<p>Ground Contamination</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Power lines run alongside the northern boundary. This may need to be relocated for development which may have viability consequences.</p>

Characteristics

Characteristics which may affect development on the site:	Comments
<p>Topography: Flat/ plateau/ steep gradient</p>	<p>Flat, sloping gently to the east</p>
<p>Coalescence: Development would result in neighbouring towns merging into one another.</p>	<p>No</p>
<p>Scale and nature of development would be large enough to significantly change size and character of settlement</p>	<p>No</p>

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	0
Key evidence for decision to accept or discount site.	<p>There is no existing pavement and therefore no safe pedestrian route between the site and village facilities (confirmed by Suffolk County Council Highways officers). It does not appear to be possible to create a safe pedestrian route and therefore this site is not suitable for development.</p> <p>The site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>

Site Assessment Proforma

General information	
Site Reference / name	783
Site Address (or brief description of broad location)	Land north of Ivy Lodge, The Street
Current use	Agriculture/Garden
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	Formerly Site 780b. Not assessed as site below 0.25 hectares.
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Existing adequate access exists.
Is the site accessible? Provide details of site's connectivity	Site is 450m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.6 km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	Low value	The site has little vegetation on it than up kept lawn, so little ecological value assumed.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible	Medium sensitivity to development	The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is <i>"a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin"</i> . The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. Development here would be well integrated into the existing form of the settlement.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations		
Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	Some impact, and/or mitigation possible	There are two listed buildings in close proximity to the site. The listed building to the north has existing screening which acts as adequate mitigation for any development on

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		the site. The listed building 0.03km to the south-east of the site is very exposed to the site. Any development on the site would affect the setting of the listed building, therefore screening would be needed.
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Unknown	Unlikely as the site is a maintained lawn.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	4 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>Site has no existing pedestrian access and a safe pedestrian route to village facilities and a vehicular access would need to be created. Suffolk County Council Highways officers have confirmed it is unlikely that the site could be connected to an existing footway. Impact on listed building could be minimised through design and landscaping.</p> <p>Site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>

Site Assessment Proforma

General information

Site Reference / name	784
Site Address (or brief description of broad location)	Land between A12 & Woodbridge Road
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.8
SHLAA site reference (if applicable)	Formerly Site 780e but the site in the Issues and Options SA (2017) is double the size.
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site has no existing access. The site being adjacent to Woodbridge Road, and this boundary having young hedgerows on it, means that suitable access would be able to be created.
Is the site accessible? Provide details of site's connectivity	Site is 270m from a bus stop with services to Woodbridge and Ipswich. The A12 is 0.93 km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Low value	The Issues and Options SA (2017) notes that there are no records of protected species within the site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Medium sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>As there is development opposite the site, development here would not constitute as ribbon development. However, due to the site size and the site being within open countryside, development on only part of the site is recommended.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 3 agricultural land	Contains Grade 3 Good/Moderate Agricultural Land.

Heritage considerations		
Question	Assessment guidelines	Comments

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no heritage assets within or adjacent to the site.</p>
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	<p>Favourably located</p>	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Unlikely	Unlikely as the site is an agriculture field with immature hedgerows.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly	No

change size and character of settlement	
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3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	12 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>The site is considered potentially suitable for allocation. The site abuts the Physical Limits Boundary and has potential to be suitable for small scale housing allocations in accordance with Strategic Policy SP19. The site is favourably located to services and facilities, however the open character of the site in the countryside does make it less suitable for development than other sites.</p> <p>Safe pedestrian access and vehicular access do not exist at present and would need to be created. Suffolk County Council Highways officers have confirmed it is feasible to connect to an existing footway if the site meets/accesses track at northern edge.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>

Site Assessment Proforma

General information	
Site Reference / name	891
Site Address (or brief description of broad location)	Land in between Sirocco and Ivy Lodge
Current use	Garden
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.2
SHLAA site reference (if applicable)	Formerly Site 780. Not assessed as site is below 0.25 hectares.
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None			

Suitability

Suitability	
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site has no existing access. It is unclear how access would be created without going through the neighbouring properties land or without the loss of established vegetation and trees.
Is the site accessible? Provide details of site's connectivity	Site is 340m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.49 km away.

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Low value	There may be some ecological value on site due to the existing trees on site.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Low sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>The site is located within the existing built up area of the settlement so would have minimal impact on the landscape.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations		
Question	Assessment guidelines	Comments
Is the site within or adjacent to one or more of the following heritage designations or assets?	Some impact, and/or mitigation possible	There is a listed building 0.07km to the north-east of the site. This is currently well screened from the site, but existing vegetation may need

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		to be removed to accommodate development on site.
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Unknown	Existing trees on site may have habitats and biodiversity. A Phase 1 Habitat Survey will be able to identify potential risks to existing habitats.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

<i>Conclusions</i>	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	3 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>The site abuts the Physical Limits Boundary and is suitable for small scale housing allocations in accordance with Strategic Policy SP19, however the site has some minor constraints that would need to be mitigated.</p> <p>The site has no existing pedestrian access, and therefore a safe pedestrian route to village facilities and a vehicular access would need to be created. Suffolk County Council Highways officers have confirmed that it is feasible to connect to an existing footway if the site opposite (534) provides footway along frontage.</p> <p>Mitigation would be needed for the nearby Listed Building and a Phase 1 Habitat Survey would be needed to ensure minimal loss of existing ecology on site.</p> <p>Waste water treatment works capacity may affect timescales for development.</p>

Site Assessment Proforma

General information

Site Reference / name	894
Site Address (or brief description of broad location)	Land west of May Tree Cottage, Caters Lane
Current use	Agriculture/Unused greenfield site
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.3
SHLAA site reference (if applicable)	780d
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context

Is the site:	Greenfield	Brownfield	Mixture	Unknown
Greenfield: land (farmland, or open space, that has not previously been developed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Site planning history Have there been any previous applications for development on this land? What was the outcome?	None
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Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	The site has no existing access. Potential access would result in the loss of established vegetation.
Is the site accessible? Provide details of site's connectivity	Site is 720m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.95km away.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following policy or environmental designations: <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?	No value	The Issues and Options SA (2017) notes that there is no protected species on site.
Landscape Is the site low, medium or high sensitivity in terms of landscape? Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area); High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible	Medium sensitivity to development	The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is “a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin”. The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape. Development here would contribute to ribbon development

		along Cater's Road.
Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	Some potential impact	There is a listed building adjacent to the site to the north. Existing vegetation would need to be retained to act as screening. However this may be difficult due to the need to create access to the site.

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Limited	No protected species on the site according the Issues and Options SA findings (2017).	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines/cables run along the northern boundary, where access would need to be created. This could have viability impacts.
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Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by an agent in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input checked="" type="checkbox"/>

Potential housing development capacity:	0
Key evidence for decision to accept or discount site.	<p>The site is not well related to the settlement and has poor access. There is no safe pedestrian route (confirmed by Suffolk County Council Highways officers). The site is therefore not suitable for allocation.</p> <p>Site is also removed from the Physical Limits Boundary (Core Strategy – SP19) whereby housing allocations are only considered suitable if they are within or abutting the village boundary.</p>

Site Assessment Proforma

General information	
Site Reference / name	944
Site Address (or brief description of broad location)	Land south of Templars, Bredfield
Current use	Agriculture
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.2
SHLAA site reference (if applicable)	Formerly Site OOP2.
Method of site identification (e.g. proposed by landowner etc)	Issues and Options for the Suffolk Coastal Local Plan Review – Initial Sustainability Appraisal (SA) Site Assessments (August 2017)



Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <input checked="" type="checkbox"/>	<p>Brownfield</p> <input type="checkbox"/>	<p>Mixture</p> <input type="checkbox"/>	<p>Unknown</p> <input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	None in recent years.			

Suitability

Suitability

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	There are two existing accesses to the site. These should be suitable for development on the site.
Is the site accessible? Provide details of site's connectivity	Site is 100m from a bus stop with services to Woodbridge and Ipswich. The A12 is 1.29 km away.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) National Park European nature site SSSI Impact Risk Zone Site of Importance for Nature Conservation Site of Geological Importance Flood Zones 2 or 3 	No impact	There are no policy or environmental designations within or adjacent to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Low value	There is considered to be limited ecological value on site due to the limited vegetation.
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible, existing landscape is poor quality, existing features could be retained</p> <p>Medium sensitivity: Site has only moderate impact on landscape character (e.g. in built up area);</p> <p>High sensitivity: Development would significantly detract from the landscape and important features unlikely to be retained-mitigation not possible</p>	Low sensitivity to development	<p>The site is located within Area 4 (Ancient Rolling Farmlands) of the Suffolk County Council Landscape Character Assessment, which concludes that it is "a rolling landscape of medium clay soils studded with blocks of ancient woodland. It is defined by dispersed settlement pattern of loosely clustered villages, hamlets and isolated farmsteads of mediaeval origin". The landscape strategy outlines that development here should reflect the local pattern, if possible. Ribbon development destroys this pattern and can have a considerable impact on the wider landscape.</p> <p>The site is located within the existing built up area of the settlement so would have minimal impact on the landscape.</p>
<p>Agricultural Land Loss of high quality agricultural land (Grades 1,2 or 3a)</p>	Loss of Grade 2 agricultural land	Contains Grade 2 Very Good Agricultural Land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> Conservation area Scheduled monument 	Some impact, and/or mitigation possible	There are a couple of listed buildings in close proximity to the site. The listed building at the Old Rectory, 0.07km to the north-west of the site, is well screened from the site by established woodland. The listed building 0.07km to the north of the site is fairly well

<ul style="list-style-type: none"> Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 		screened from the site by vegetation, although more screening may be needed for any new development on the site.
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, Moderately located if 400m to 800m, and favourable located if < 400m from services.</p>	Favourably located	<p>Observations and comments</p> <p>The site is favourably located with respect to the facilities and services of Bredfield.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None	No	
What impact would development have on the site's habitats and biodiversity?	Limited	There is considered to be limited biodiversity value on site due to the limited vegetation.	
Public Right of Way	None		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat, sloping away to the south and east
Coalescence: Development would result in neighbouring towns merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No

3.0. Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site was promoted by the landowner in the 2014 SHLAA so is assumed to be available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

4.0. Summary

Conclusions	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for allocation	<input type="checkbox"/>
Potential housing development capacity:	23 (taken from the 2017 Issues and Options Suffolk Coastal Local Plan Review SA)
Key evidence for decision to accept or discount site.	<p>The site abuts the Physical Limits Boundary and is potentially suitable for small scale housing allocations in accordance with Strategic Policy SP19, however the site has some minor constraints that would need to be mitigated.</p> <p>Impact on listed building to the north-east of the site would need to be considered.</p> <p>Development of the site would result in loss of high quality agricultural land.</p> <p>A smaller portion of the site than has been proposed would be recommended to reduce the impact on the village.</p> <p>Safe access and a safe pedestrian access would need to be created. Suffolk County Council officers have confirmed that it is likely that connection could be made with the existing footway network opposite.</p> <p>Waste water treatment works capacity may affect timescales for delivery of housing.</p>

